

Stoneybrook Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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<https://stoneybrookcdd.net/>

April 21, 2026

Board of Supervisors
Stoneybrook Community Development District

Dear Board Members:

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Time

NOTE: 4-Minute Speaker Limit; 30-Minute Topic

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on April 28, 2026 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:


1. Call to Order/Roll Call
2. Public Comments (*4 Minutes*)
3. District Engineer Staff Report: *Johnson Engineering, Inc.*
4. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
5. Board Member Reports
 - A. Phil Olive
 - Update: Duffy's
 - B. Chris Brady
 - Update: Email and Other Communications
 - C. Adam Dalton
 - Update: Revenues
 - Update: Conceptual Plan for Recreational Amenities at Larry Kiker Preserve
 - D. Eileen Huff
 - Update: Common Grounds
 - Update: Expenses via QuickBooks
 - Update: Maintenance Department

- 6. Acceptance of Unaudited Financial Statements as of March 31, 2026
- 7. Approval of March 24, 2026 Regular Meeting Minutes
- 8. Staff Reports
 - A. District Counsel: *Tony Pires, Esquire*
 - I. Consideration of Second Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Irrigation Reports
 - a. High Irrigation Users
 - b. Irrigation Disconnect
 - II. NEXT MEETING DATE: May 26, 2026 at 6:00 PM [Presentation of FY2027 Proposed Budget]
 - QUORUM CHECK

SEAT 1	THOMAS SYROCZYNSKI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CHRIS BRADY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	PHIL OLIVE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ADAM DALTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	EILEEN HUFF	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
 - III. Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

- 9. Supervisors' Requests
- 10. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,

 Chesley E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903